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ARLINGTON REDEVELOPMENT BOARD

Arlington, Massachusetts
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DOCKET NO. 3702

DECISION
Special Permit Under
ENVIRONMENTAL DESIGN REVIEW

Applicant: Deep Cuts LLC, 472 High Street, Medford, MA, 02155
Property Address: 464 Massachusetts Avenue, Arlington, Massachusetts 02474

Hearing Dates: June 27, 2022
Date of Decision: June 27, 2022

20 Day Appeal Period Ends: August 2, 2022

Members
Approved

Opposed

Eugene B. Farnham

Rachel J. Zienberg

Stephen A. Rondal

Town Clerk's Certification

Date



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Arlington Redevelopment Board

730 Massachusetts Avenue, Arlington, Massachusetts 02476

DECISION OF THE REDEVELOPMENT BOARD

Special Permit and Environmental Design Review, Docket #3702

464 Massachusetts Avenue, Arlington, MA 02474

Deep Cuts LLC

June 27, 2022

This Decision applies to the Special Permit application filed by Deep Cuts Deli & Brewery (Deep Cuts LLC), 472 High Street, Medford, MA, Docket #3702, in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.3, Special Permit, and Section 3.4, Environmental Design Review. The project requires a special permit to allow a restaurant in excess of 2,000 square feet in the existing building at 464 Massachusetts Avenue, and a brewery as an Artisanal Fabrication facility in the basement of the building, and to replace the signage at the building. The Special Permit is to allow the Arlington Redevelopment Board (ARB) to review and approve the project under Section 3.4, Environmental Design Review, and Section 6.2, Signs. The ARB held a public hearing on the application on June 27, 2022.

VOTE: The ARB voted (4-0 and one abstention¹) to approve Docket #3702 on June 27, 2022.

The following materials were reviewed by the ARB for this Decision:

- Application for EDR Special Permit and Impact Statement dated May 27, 2022
- Floor Plans and Signage details dated May 31, 2022
- Public Hearing Memorandum dated June 22, 2022

The following criteria have been met, per Section 3.3 of the Arlington Zoning Bylaw:

1. A restaurant of 2,000 square feet or more and artisanal fabrication (brewery) are uses allowed in the B-5 Central Business District with a Special Permit. Those uses support the purpose of the Central Business District, which is intended for retail, service, and office uses oriented to pedestrian traffic.
2. The restaurant and artisanal fabrication uses will complement, enhance, and add vitality to this area of the Central Business District. They are desirable to the public convenience.

¹ One member of the ARB arrived after the public hearing had begun and thus abstained in the vote.

3. The location is in the heart of Arlington Center, proximate to the Russell Common Parking Lot, on-street parking, bus transportation, the Minuteman Bikeway, and pedestrian activity. A restaurant and brewery will not create any additional traffic or pedestrian safety impacts in the area. The restaurant and brewery will replace a restaurant that had been at the location previously.
4. The restaurant and brewery will not overload any public utilities.
5. No special regulations are applicable to the proposal.
6. The use does not impair the integrity or character of the district or adjoining districts and is not detrimental to the health or welfare.
7. The restaurant and brewery will not cause an excess of those uses that could be detrimental to the character of the neighborhood.

The following criteria have been met, per Section 3.4 of the Arlington Zoning Bylaw:

1. EDR-1 Preservation of Landscape

No change will be made to the landscape. The existing site condition is primarily impervious, and will remain as such.

2. EDR-2 Relation of the Building to the Environment

Modifications to the exterior trim, signage, and accessibility improvements to the entry will not alter the building in relation to the environment.

3. EDR-3 Open Space

There is currently no landscaped or usable open space on the site, and none is proposed due to the nature of the building in relation to the public sidewalk.

4. EDR-4 Circulation

The restaurant has no parking associated with it. There is available street parking on Massachusetts Avenue and Medford Street, and on other streets according to any current restrictions. There also exists a large municipal parking lot, the Russell Common Parking Lot, within walking distance of the site. The primary use as a restaurant will function similarly to the previous use, which was permitted without the provision of off-street parking. The ARB grants relief from the required number of parking spaces per Section 6.1.5, reducing the required number to zero

Due to the pre-existing nature of the structure, there is limited private space to install short-term bicycle parking spaces, but the Owner is required to work with the Department of Planning and Community Development to identify a proximate location at which it will install a public bike rack meeting town bike rack guidelines. Additionally, the Owner will provide at least one long-term bicycle parking space in the basement of the restaurant for staff.

5. EDR-5 Surface Water Drainage

There will be no changes to the exterior of the building or surface water run-off.

6. EDR-6 Utilities Service

There will be no changes to the utility service.

7. EDR-7 Advertising Features

Signage will need to comply with Section 6.2 of the Zoning Bylaw. The Owner will combine the two proposed wall signs into a single wall sign that is consistent with the standards in Section 6.2, to be located within the primary sign band above the main entrance to be reviewed and approved administratively by the Department of Planning and Community Development.

8. EDR-8 Special Features

No special features are proposed that are incongruous with the existing environment or surrounding properties.

9. EDR-9 Safety

No changes for this site are proposed that will impact safety.

10. EDR-10 Heritage

The building and property at 699 Massachusetts Avenue are listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington*, and is under the jurisdiction of the Arlington Historical Commission. The Historical Commission must review and approve the paint trim and signage.

11. EDR-11 Microclimate

There will be no adverse impacts on air and water resources or on temperature levels of the immediate environment.

12. EDR-12 Sustainable Building and Site Design

The Owner will incorporate sustainable business practices into the operation of the new restaurant and brewery/artisanal fabrication facility, including but not limited to, installing LED lighting and smart thermostats, capturing and re-using 90% of the excess water from the brewing process, and collecting and composting spent grains from the brewery to be converted into useable energy.

The ARB made the following findings upon approval:

1. The project is consistent with Environmental Design Review per Section 3.4 of the Zoning Bylaw and meets the decision criteria of Section 3.3 of the Zoning Bylaw for a Special Permit, provided it meets the signage requirements set forth herein
2. The inability to create onsite parking, the availability of nearby on-street, and the close proximity of the municipal parking lot justify reducing to zero to number of onsite parking space required, per Section 6.1.5 of the Zoning Bylaw

3. Including one bicycle parking space for restaurant staff in the building basement and working with the Town to find an acceptable location within the vicinity of the restaurant in which to install bicycle racks for short-term bicycle parking meet the requirements for bicycle parking in Section 6.1.12 of the Zoning Bylaw.

The project must adhere to the following general conditions:

1. The final façade design and signage shall be subject to final approval by the Department of Planning and Community Development ("the Department"). Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Department or the ARB.
2. The ARB maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate to protect the public interest and welfare.
3. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner and shall be accomplished in accordance with Town Bylaws.
4. Trash shall be picked up only on Monday through Friday between the hours of 7:00 am and 6:00 pm. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with Article 30 of Town Bylaws.

The project must adhere to the following special conditions:

1. A minimum of one front entry door shall be made compliant with ADA accessibility requirements.
2. The Owner shall submit a revised sign application with no more than one wall sign that meets the requirements of Section 6.2 of the Zoning Bylaw to the Department for administrative review and approval. Any other type of sign the owner may wish to install shall also require administrative review and approval by the Department.
3. The Owner shall work with the Department on identifying opportunities to install an exterior bike rack in the vicinity of the restaurant and shall pay the costs of a bike rack and installation if so required by the Department.
4. The Owner shall provide a minimum of one long-term bicycle parking space in the basement of the restaurant for staff.
5. The Owner shall obtain approval by the Arlington Historical Commission for the proposed signage and exterior paint colors.